

October 31, 2019

David Barrett
City of Aurora - Planning Division
15151 E. Alameda Ave #2300
Aurora CO 80012

Re: Aurora Park Plaza Minor Amendment

Case Number: 1984-6052-01

Dear David:

We have made revisions to the plans per our phone conversation. We have had the site surveyed and sheet 1 shows existing conditions for the site. Apparently, there were modifications made to the site without documenting it thru the City. Sheet 2 is a site plan showing proposed modifications to remove a parking space and provide a new concrete island at the new proposed door. Sheet 3 shows enlarged plans and an elevation of the new entry door. Please see additional responses below.

A. Landscaping W. David Barrett 303-739-7133 wbarrett@auroragov.org

1. The new landscape island needs to show what plants are being installed and those plants need to be added to the plant list on sheet 3 (L1) of the site plan. Show what plants will be placed in the new landscape island area. It should include a tree and under-story plants. These plants should be added to the original site plan on sheet 3 (page L1). This sheet should be updated to show all current plants. Any dead plants on site should be replaced. **The landscaping in the island has been removed.**

B. Life Safety Jeff Goorman 303-739-7464 jgoorman@auroragov.org See all comments on the site plan. Each comment is shown there and will make sense when looking at it.

1. Page 1. Show changes in clouded area. **A new survey and proposed plan are being provided per conversations with David Barrett.**
2. Page 1 Call out all changes, Identify with a Delta, List at bottom with date. **A new survey and proposed plan are being provided per conversations with David Barrett.**
3. Page 2 Post Fire Lane Signs in the area of the new fire lane dedication. **Fire Lane signs have been shown on the site plan and enlarged plan.**
4. Page 2 Does this structure have Knox Boxes? If so, please identify and label. If not, provide a Knox Box at the entrance. **A knox box will be provided if there is not an existing box in place. A note has been added to the enlarged site plan.**
5. Page 2 Will this sidewalk element include a curb ramp for accessible access? **Yes, please refer to the revised drawings.**
6. Page 2 Vacate the existing 26' fire lane easement in this area and replace with a new fire lane dedication that matches the remaining width between the parking spaces in this area. Label using the following example: 16' Fire Lane Easement. **The existing fire lane easement is being modified to be 16'-0" for drive lane only. No encroachment into the parking will exist.**
7. Page 2 Is this a public access doorway? **Yes** Also, the area in front of this new doorway must provide a minimum of 3' in width for access to the doorway. **Required clearances at the door have been shown on the enlarged site plan.**
8. Page 3 Is there an accessible transition in the form of a curb ramp? **Yes, please refer to revised plans.**

C. Real Property Darren Akrie 303-739-7331 dakrie@auroragov.org

1. Page 2 Confirm with Fire/Life Safety to see if the parking spaces located in the Fire Lane easement is allowed. **The existing fire lane easement is being modified to be 16'-0" for drive lane only. No encroachment into the parking will exist.**